### Building of the Home as a Matter of Economy

J. C. DAVIES

Two more brick dwellings were sold at Mapleton to-day. They are a halfihour

from Park Row at the Bay Park Station

REAL ESTATE FOR SALE— LONG ISLAND.

Bronx Expert Shows How Continual Northward Growth of Metropolis Transforms Suburban Residential Tracts Into Populous Sections.

BY J. CLARENCE DAVIES. He to one of the most energetic in e group of operators who have epread immense improvements throughout the North Side. He has octive there for thirty years. building is the great basic

tor in metropolitan real estate dees spread first with the steady rowth of the metropolis and other and utilities appear in logical sequence It was not so many years ago when es largely of the suburban type

upon what is to-day the highest-

land of our central business dis-

The Bronx was originally settled by weekly merchants of New York, who wealthy merchants of New York, who s, as suburban homes are used toby the wealthy classes, for spring some of these estates were divided and to Germans, who have a liking for ground around their houses with eichen gardens and flowers, so that to the year 1870 or 1880 a large part of the borough was occupied by Germans who had gardens around their houses and the borough was of the na-

tere of a suburban home district. In 1888 or 1889 the elevated railroad began to run through the district. It started modern development on the east side and finally led to the building of apartment houses along the main evenues and side streets.

FORCED THE HOME OWNERS FURTHER NORTHWARD.

This forced the people who desired their own homes further out, so that while south of One Hundred and Eightioth street is thickly populated with apartment houses the outlying sections have become practically the section of he see, and they range from modest twostory frame buildings to the mansions of multi-millionaires at Kingsbridge and

To-day the part of the district occupled mostly by dwellings of the modest pretentious dwellings have been built through Fordham, Bedford Park, along the Concourse and Sedgwick avenue, running to the Kingsbridge section. This is particularly marked along Sedgwick avenue in the neighborhood of Universky Heights, around New York University and north along Sedgwick avenue to Jerome Park Reservoir and the Van Cortlandt estate, where many beautiful homes have been built for

Undoubtedly this home building will continue up to Van Cortlandt Park when the Van Cortlandt estate is cut up, as the location between Van Cortlandt Park and Jerome Park Reservoir is an ideal one for private homes the ground being high and easy of access by reason of the subway station at Two Hundred and Thirty-eighth street and Broadway.

On the west elde of Broadway is the Riverdale section, which has been occupled by wealthy people for several generations. George W. Perkins, Darwin P. Kingsley, the Morosinis, the Delafields, Dashes, Paynes, Babcocks, Godwins and many others have magnificent residences there. In that sec estate. a little to the northwest, are such beautiful developments as Fieldstop, where eight or ten handsome pri-vate dwellings are being erected. There, also, the Teachers' College has acquired a large amount of ground for its own

POINTING OUT THE NEXT BIG DEVELOPMENT.

Adjacent to Van Cortlandt Park and Mosholu Parkway, with good rapid tran-sit facilities, that district is logical for the next development, and the new Lexington avenue subway, with a station at Jerome avenue and Mosholu Parkway, will undoubtedly tend to bring this section in for home building.

When one compares the prices of lots down on Long Island or over in Jersey or way up in Westchester County, where they have to commute, which means rushing for trains and high carfare, with prices at which they are able to get lots in New York City at and around the beautiful parks right on the subway lines, it seems a mystery why people do not stay in the city, where lots can be bought cheaper, a home built just as cheaply, with living expenses lower, better schools and a safer investment. After occupying such a city home for years the owner can sell it at a tremendous increase in price. Opportunities in the Bronx are here to-day for the mass who wants to buy a lot and build his own home. It only needs attention and examination into facts for a man to see this. When one compares the prices of lots

HOMESEEKERS' RUSH TO SUBURBS BREAKS RECORDS

Affredances are embraced by the lure of the suburbs. Wealthy families are buying pretentious country estates. wage-carners of moderate means are taking small houses which are bought on terms eimilar to rent payments. The busiest of the decade.

"We want to impress the public with Company, with all its \$24,000,000 of aserty and that this company has been the biggest single factor in the great development of the Bronx," says an officer of the company. "On what hapweek depends our future policy in the handling of the Watson. By that I mean we may decide to offer it pri-vately to builders instead of investors, as me have been doing during the past

Mount Vernon and New Rochelle are the new New York, Westchester and Besting Ballroad, which will start next section would absorb twice as many dwellings as can be built.

South Ozone Park opens its new Democratic clubhouse to-night with a parade, fireworks, speeches and ban-quet. Many Queens Borough officials will be there. Population is growing fast and the David P. Leahy company has sixty-five new houses ready for occu-

"Now that the question of Rapid Transit for Queens is favorably settled," says Manager Randall of Queensboro corporation, "we are likely to see an increasing demand for nomes and home sites in all sections of the borough to be benefited,"

Queens Land and Title Co. took over one hundred persons to Massapequa last Sunday, and forty houses under con-struction aroused much favorable com-ment. There was heavy buying. Elec-tric light and gas mains are being in-President T. I. McNeece of Queens Gardens, L. I., sold twenty home sites there to day to C. W. Wilson of Utlea, which will be improved as a permanent investment; also new houses to C. Blair and N. W. Phillips.

Fire Island Beach Developmany at Sultare sold and a Sultare sold a rewood.

Fire Island Boach Development Com-pany at Saltaire sold sites this week to Dr. Archibald D. Smith, William B. Morewood, Mrs. Edma M. Swenson, Mrs. Marie E. Taylor, Dr. Lefferts A. Mc-Cielland, William H. Lewin, Mr. Er-mine T. Perry, Mrs. Id. L. Gere, Mrs. Alma Barbara Conrey. Wednesday. Express trains will run from New Rochelle to Harlem River in afteen minutes, locals in twenty-five. "We are building the most artistic

We are building the most artistic bungalow colony in the metropolitan suburbs at Larchmont Gardens, says Clifford B. Harmon. "It is thirty-five minutes from Grand Central Station, with forty-seven trains a day. Our cash prizes for those who build at once reduce greatly the cost of the home." Louis Schlesinger in Newark sold Louis Schlesinger in Newark sold farms this week at Matawan for Mrs. Lottle Helser to Joseph Marcey, at Tennent for Thomas F. Finucan to Harry G. Brown, at Highbridge to Harry A. Steele; country places at Irvington to William Howe, at Nutley for Mrs. Alice C. Bayne to William L. Longfellow.

of the Brooklyn Sea Beach line. Buy-ers paid \$100 cash, with the balance due Monmouth Beach is coming into its

Otto Singer, the Brooklyn builder, has dent D. Hays Butts of the clubhouse sold nearly 100 houses within a year,

REAL ESTATE FOR SALE-

many to city officials. He says the rush tages that will be occupied before of homescekers to the Kings Highway June 20."

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MOUNTAIN LAW 1.000.Acre Bendential Park, 55 Minutes from Broadway. SON FT. ELEVATION. NO MALARIA. Unexcelled Train Service.



PRICE OF THIS HOUSE WITH ONE-HALF ACRE, \$6,000

"On Road of Anthracke"
CONVENIENT TO NEW STA.
THON NOW BEING BUILD
AT MOUNTAIN LAREA
All Sorts of Summer Water
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OUR HOUSES CAN BE PUR.
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At 1.30 P. M. Sunday

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No assessments for cement sidewalks, water, gas, electric light or sewer mains.

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QUEENS.

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\$3.500 45 Sold in 1911 22 Sold This Season **\$300 DOWN** 

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Hoyd av. 2 blocks south of Jamalan av.; take subway to Flatbush av. station, h. l. R. R. local train to Woodhaven station—10 minutes ride. Or Crystess Hills "L" from Park Row to Jamalan and Royd av., Woodhaven; 5 conts fare to New York.

Come out to see these homes at any time.

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Fronting the Raritan Bay. Three blocks from the station. Cement sidewalks. City water. Trunk line sewer running through the proper-ty. Large bathing beach right on the property for the free use of all purchasers. Large pier for fishing, bathing and boating. This property is ideal; 43 trains per day; 50 minutes, including ferry from Wall

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Write reserving tickets or meet our representative at South Ferry

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PRICE \$1,800 TO \$3,700 **IMPROVEMENTS** Siteam hrat, parquet floors, tile testibule, tile bath, elegant corsole manes and buffet, gas fix-tures, het and cold water, tob in collar, con-crete cellar and walls, but water heater, gas range; average lot, 200100. Your choice of sticco, allingita or breedled selling; very attrac-tive tooking how houses, well built.

Four Ways to Go There omth.
2) Subway, 5th ave. "L" or any "L" or troller to Atlantic ave. (Flatbush ave. station).
R. H. Brooklyn; take Jamaka or Queens "local" to Railroad ave. (5 cent fare), walk three twint to Freejort troller, thence east to South Queen law. Time, 35 minutes—no more, 10 to take Railroad express to Ozone Park from Flatbush ave. station, walk three blocked, take Freejort troller to South Ozone Park, 30 to 35 minutes. Commutation, \$1.80 per

DAVID P. LEAHY REALTY COMPANY N. W. Cor. 34th St. and Broadway, N. Y. City. Phone 2616 Greeley. Property office phone, 546-J Jamaton.

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THINK

and \$10 monthly—a home which is bound to increase in value within a very short time which is bound to increase in value within a very short time when the Su Blach "L" frains run through the Fourth avanue authoray (now practically completed). Present aumning time of 35 minutes to Park Ros will then be reduced to 18.

\$16 Monthly Pays Carrying Charges

These bones, with their old Dutch comies and large porch, contain 7 and 8 rooms and lath, are beautifully decorated and trimmed in hardwood throughout. Also, have one two family corner house. This is an exceptional opportunity for an auto owner, as range can be built in zer. Built by union day lator ma contract work, these house represent the function of the contract work, these house represent the function of the latest proposition in threater New York. The fact that 60 were sold during the past year to refined families, including engineers, building superintendents and non counseted with the Building Department, is conducte endones of their superiority, block from "It" station and within easy walking distance of bathing and fishing may be enjoyed. Only 2 blocks from

try take Sea Beach "L." either at Park Row, N. Y., or Atlantic Ave ign, direct to Kings Highway Station on the property. Pare, 5 cents

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REAL ESTATE AT AUCTION.



Columbus Avenue and 92d Street-1885



Columbus Avenue and 92d Street-1895



Broadway at 238th Street-To-day

What will Broadway and 238th Street be in

1920

Value of Lots on Columbus Avenue in 1885 Value of Lots on Columbus Avenue in 1895 \$25,000 to Side Streets in 1885, \$3,000 to \$6,000-1895, \$12,000 to \$20,000

This is what transit facilities did for Columbus Ave. What is it going to do for Broadway and 238th Street at Van Cortlandt Park and adjacent Streets?

The Van Cortlandt Estate Sale

offers a chance to duplicate the profits made on Columbus Avenue and adjacent streets

719 Lots on Broadway, between 238th and 240th Streets, Van Cortlandt Park, South, Mosholu Parkway, Jerome Park Reservoir and adjacent avenues and streets. (Subway Station at Broadway and 238th Street)

Sold on Premises. Without Reservation, Saturday, June 8th, 1912, at 10.30 A. M.

75% may remain on mortgage.

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Messrs. Philbin, Beekman, Menken & Griscom, Plaintiff's Attorneys For Maps and Particulars apply to

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Rural Summer Homes

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149th Street & 3rd Avenue, BRONX

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SUMMER RESORTS.

REAL ESTATE TO LET-

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A builder purchased some lots from us on Lake street. Brooklyn, and constructed a row of attractive single-family brick houses, but was not financially able to carry the operation to a finish and the houses were taken by us through foreclosure, which means a loss to the builder of thousands of dollars but a gain of the same amount to the purchasers of these houses, because we will not add one cent to our price, but will sell so that we merely get our money out of the lots. The houses contain seven rooms and bath, hot air fur-

nace, parquet floors and will be decorated to suit. There are only three of them for sale.

Price \$3,500 \$100 Cash-\$30 a Month Including Interest

WOOD, HARMON & CO., New York. 261 Broadway,

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SEA CLIFF and GLENWOOD Steamer "Sagamore" will leave Pier 8 E. N. Y. mose Hamber Sq. 11, 0.50, 0.50 or Pier toot Saids St. E. H. 0.50 A. M. EXCURSION TICKETS, 56 CENTS.

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WANTED FOR U. S. ARMY-Amphodised un-married men, between ages of 15 and 35 citizens of United Nation, of good contracter and temperate habits, who can apeak read and write be English language. For Informatica apply to Recruiting Officer, 25 3d av., 140 6th av., New York City, Bell Fulton at, Hrowkiya, N. X.; 44 Montgomery et, Jersey City, N. J., or any se-cruiting station.



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